

155.0

0004

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

766,700 / 766,700

USE VALUE:

766,700 / 766,700

ASSESSED:

766,700 / 766,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
225		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MORRISSETTE DAVID R ETAL/ TRS	
Owner 2: MORRISSETTE/NIHAN REVOCABLE	
Owner 3: TRUST	

Street 1: 225 WAVERLEY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MORRISSETTE DAVID R -

Owner 2: NIHAN CHRISTINE M -

Street 1: 225 WAVERLEY ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Vinyl Exterior and 1588 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	346,700		420,000	766,700		103220
							GIS Ref
							GIS Ref
							Insp Date
							06/30/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	346,700	0	6,000.	420,000	766,700	766,700	Year End Roll	12/18/2019
2019	101	FV	253,400	0	6,000.	420,000	673,400	673,400	Year End Roll	1/3/2019
2018	101	FV	278,800	0	6,000.	354,000	632,800	632,800	Year End Roll	12/20/2017
2017	101	FV	278,800	0	6,000.	324,000	602,800	602,800	Year End Roll	1/3/2017
2016	101	FV	278,800	0	6,000.	276,000	554,800	554,800	Year End	1/4/2016
2015	101	FV	267,900	0	6,000.	240,000	507,900	507,900	Year End Roll	12/11/2014
2014	101	FV	267,900	0	6,000.	222,000	489,900	489,900	Year End Roll	12/16/2013
2013	101	FV	267,900	0	6,000.	211,200	479,100	479,100		12/13/2012

Parcel ID 155.0-0004-0004.0

!12163!

PRINT

Date	Time
12/11/20	02:16:24
LAST REV	
Date	Time
01/15/19	11:33:13

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORRISSETTE DAV	68956-167		3/1/2017	Convenience		1	No		
FORTIER RICHARD	27714-34		9/29/1997		259,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/9/2018	1467	Re-Roof	6,000	C					6/30/2018	MEAS&NOTICE	HS	Hanne S
6/21/2016	850	Wood Dec	5,000					add deck to exist	10/18/2008	Meas/Inspect	197	PATRIOT
11/24/2014	1583	Manual	4,400					Replace rotted fro	4/11/2005	MLS	BR	B Rossignol
9/2/2004	823	Addition	29,700	C		G6	GR FY06	8X20 KIT ADD IN RE	4/11/2005	Permit Visit	BR	B Rossignol
9/16/2003	776	Redo Bat	11,000	C		G6	GR FY06		11/23/1999	Meas/Inspect	270	PATRIOT
6/25/2001	421	Porch	1,200	C				REBUILD STAIRS	7/20/1993		EK	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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